

Property Highlights

- 33,088± SF 2-Story Building
- 3.54± Acre Lot
- Located at the northwest corner of Marshall and General Samuels, near Main Gate of Little Rock Air Force Base
- For Lease @ \$18.50/SF Full Service
- Sale Price: \$3,100,000
- High quality corporate office space
- Former HQ of Arkansas Federal Credit Union
- Approx. 27,887 SF available for new tenant or owner
- AFCU branch to remain (approx. 5,193 SF with drive-thru lanes); via lease if property sells
- Fully sprinklered, elevator, break room, ample parking
- Executive office suite with large board room
- Flexible combination of private offices and large, open work areas



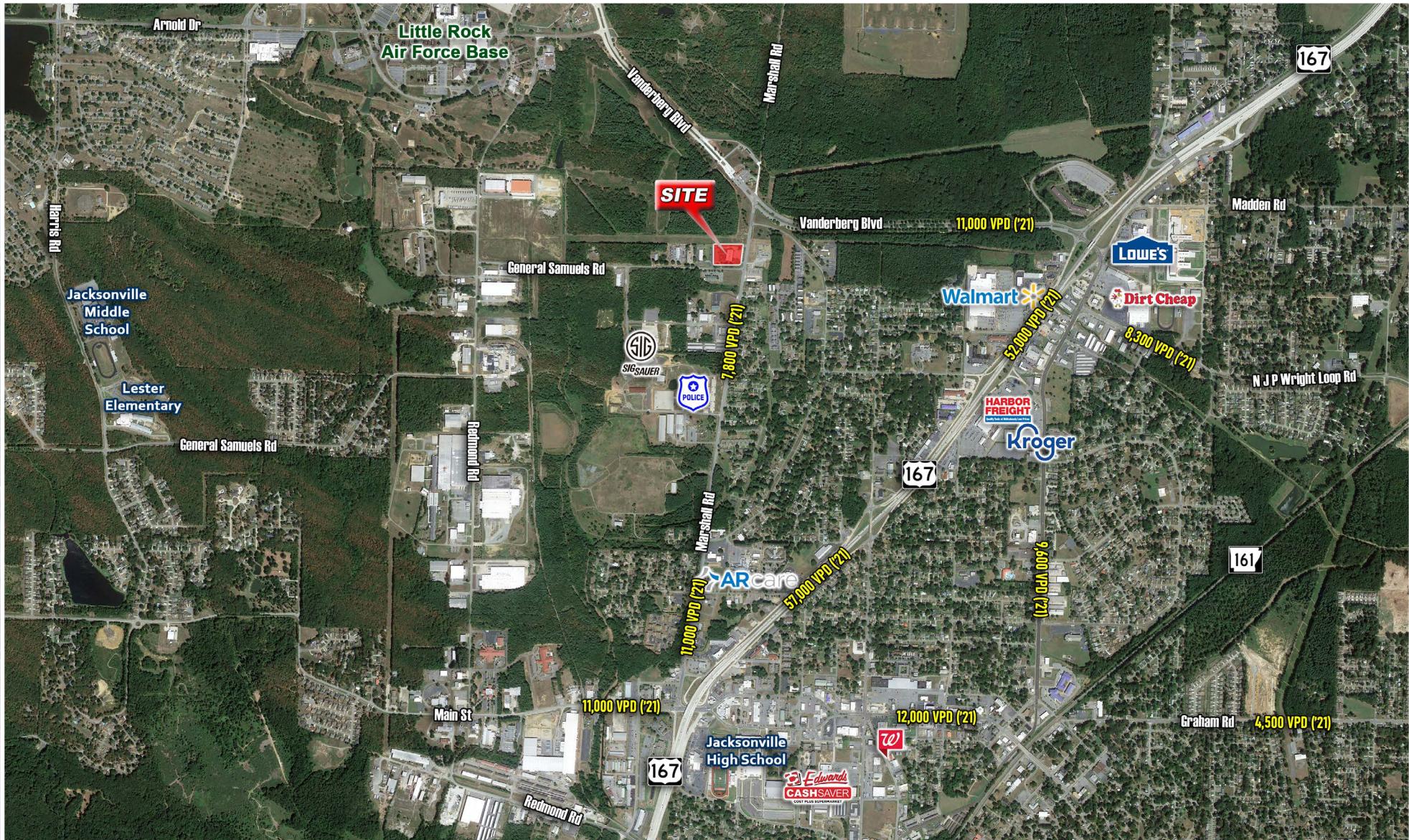
Demographics

	1 Mile	3 Mile	5 Mile
2022 Population	2,873	27,420	44,443
Daytime Population	3,515	25,549	37,517
Average HH Income	\$78,306	\$65,205	\$69,933

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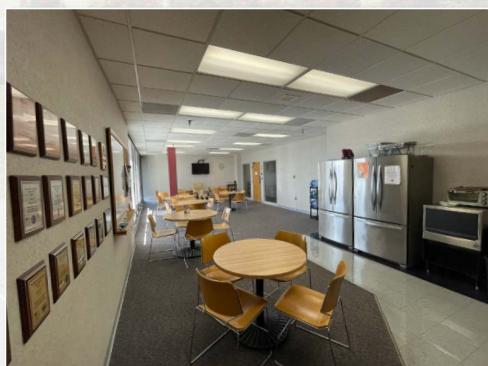
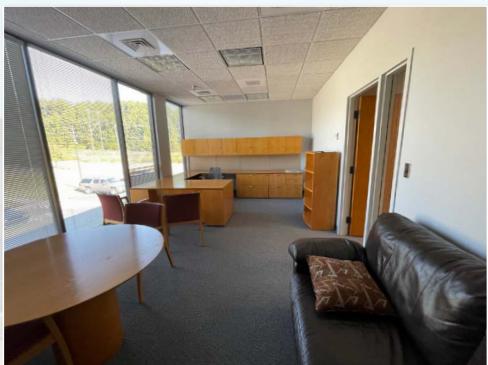




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PROPERTY PHOTOS



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File # 5074

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